Opposed to the Massachusetts Avenue Site.

THE RESULT MAY BE A DEADLOCK

Possibility That Entire Project Will Fall Through.

Senate Committee Strongly in Favor of This Site and Against the C Street Project.

It is hinted by a gentleman thoroughly familiar with the union railway station project that the Pennsylvania and Baltimore and Ohio Railway people are not in the least agreeable to the bill presented by Senator McMillan, chairman of the Senate District Committee, and providing for the station on and north of Massachusetts Avenue. It is feared by some that the result of this may be the failure of the entire project.

It is said that the railways still wish to have the station on C Street, and that they are likely to make a determined fight for this site before they give it up. The railway engineers continue to take the position that the Massachusetts Avenue site presents very grave englacering difficulties, almost insurmountable, and of such a nature as, in their opinion, to more than balance any of the advantages of this location.

Plans for C Street Site.

It is understood that surveys are still being made, and plans developed by the railway people for a C Street station but these, of course, are entirely tentative, and based simply on the hope that a turn may come in the rituation in their favor. As far as can be learned, the Senate District Committee still favors the Massachusetts Avenue site strongly.
It is said by people in close touch with
the situation that the railways would undoubtedly be able to defeat any project that they objected to strenuously, but that on the other hand the Senate Disthat on the other hand the Senate Dis-trict Committee could also defeat any bill prepared by the railways if it were not agreeable to the committee. If, therefore, there is a positive difference of opinion such as the one suggested, it is feared by some that the result will be a deadlock. Others say that this is what the railways really design but there is no the railways really desire, but there is no very good evidence of this.

THE ASTORIA FLATS SOLD.

Alonzo O. Bliss the Purchaser for \$100,000.

The big Astoria apartment house, at the corner of G and Third Streets, opposite the Pension Office building, has changed hands, the new owner being Mr. Alongo O. Bliss. The price paid by Mr. Bliss was \$100,000. He will expend about \$10,000 in repairing and rearranging the buildings which are included in the

apartments.

The transaction is one of the most interesting recently made in this city. The
Astoria is a combination of two flat
buildings, the Harrison and the Tavistock, which were built several years
ago. They have been in the hands of a
Naw York really concern recently. New York realty concern recently, and their purchase by Mr. Bliss brings them under local control again. It is said that the two buildings originally cost much more than the price paid by Mr. Bliss.

Secretary Hay's Property.

The experience of Secretary Hay and his business men with the fine Connecticut Avenue property in their attempt to secure capital for the erection of a fine apartment house has been duplicated in a number of instances recently. Secretary Hay bought this property with the intention of ultimately erecting on it an \$800,000 apartment house. Plans were drawn and an attempt was made to form

a stock company.

Mr. Hay subscribed for a large part of the stock, and a number of capitalists were interviewed in a tentative way re-garding the balance of the capital to be furnished. They hesitated, it is said, and the plan is now in abeyance, with no prospect of its immediate fulfillment. The property is self-supporting, and for this reason Secretary Hay and those as-sociated with him are not anxious to press their plan.

Is Flat Building Overdone?

It is said that this same unwillingness to embark in the apartment house business has been manifested quite frequently of late. Apparently capitalists are of the opinion that the business has been some what overdone. There are arguments or both sides of this proposition, and good

It is certain that the number of agart ment buildings has increased very rapidly in the few years since the first was built. They have almost made a revolution in living at the Capital City. And it is quite certain that the population of the city is not increasing as fast as the apariment house building is, in proportion. In time the timid capitalists say the people will-ing to guarantee that they will not have children in their families for the space of a year, the term of the usual contract, will all have seased to appear, and there will be no more new tenants. On the other hand, there is the very clear argu-ment of fact that up to the present time these buildings are all filled up rapidly as soon as they are completed.

Two Apartment Houses Planned.

Architect T. F. Schneider has made plans for two large apartment houses, one near the business section of the city and the other farther out in the Northwest, If is stated that they will be quite as important in size and cost as the other simi-lar buildings erected by him during the past few years. He is not willing to give particulars as to their location as yet owing to slight hitches in the transfer of portions of the realty.

Mr. Schneider has had a rather unsatis factory experience with capitalists in his apartment house ventures. His buildings were erected by stock companies, bu the stock was not very generously sub-scribed, and he has finally bought in near-ly all the outstanding securities of all his companies. It is said that he owns outright the Cairo, and that his holdings in he Sherman and the Albemarle are very

ACTIVITY IN THE SUBURBS.

North Columbia Heights, Blooming. dale, and Takoma Park.

The North Columbia Heights subdivision has been extremely successful, it is said, The lots have been nearly all sold in the short time that the property has been or the market. The success of Mr. Fulton R. Gordon, the promoter of this subdivision, is considered another most pleas ing evidence of the real and growing pros perity of the real estate market. It is

understood that a number of other suburban subdivisions are under contemplation, and that during the coming spring the developments will be more interestng in this direction than they have been number of years.

Mr. Louis P. Shoemaker reports that has had several offers for large tracts f his Connecticut Avenue extended prop-rty since the success of the North Co-umbia Heights project was demonstrated. The property desired was as far north as Grant Road, and beyond Cleveland Park. The prices offered ranged from \$1,800 to \$2,000 un acre, and the amount of land Shoemaker refused all these offers.

Building in Bloomingdale. The Bloomingdale district, in the vicinity of North Capitol Street, and north of Florida Avenue, continues to witness

Messrs. Speich & Haislipp are building seventeen houses on First Street be-tween V and W Streets, and the work on them is being steadily pushed. They are three stories in height. Messrs. Mid-

R. RANDOLPH TURNER, FOR SALE-ON CAPITOL HILL, FOR \$4,300.



DESCRIPTION.

LOT 175X92-ROOM FOR STABLE. TERMS.

nall cash payment; balance \$32 per month, SEE LARGE PHOTOGRAPH AT OFFICE.

HERE IS ANOTHER SPLENDID HOME OR INVESTMENT. PAYS 6 PER CENT ON \$6,000. PRICE, \$4,500. DESCRIPTION:

CAPITOL HILL.

PRICE, \$4,500.

Near Maryland ave.; lot 17x109; concrete walks; 2 stories, press brick bay window front; 4 rooms on a floor; concrete cellar; furnace heat; cabinet mantels; tilled vestibule; tiled bath; porcelain tub; tiled freplaces; large closets; a perfectly new house; never occupied. Terms, \$300 cash; bahrons. \$90 a mostly

house; never occupied. Terms, \$300 cash; balance, \$20 a month.

PRICE, \$4,395.

ANOTHER.

I have also a very handseme \$15,000 house,on Washington Heights, Price reduced to \$10,000.

Nearly built and modern in every way. Cost over \$10,000 to build alone. Near two car lines.

R. RANDOLPH TURNER. 715 14TH ST. NW. TELEPHONE MAIN 1244-5.

T Street between First and North Capitol Streets.

During the past year Stone & Fairfax.
real estate brokers, have sold fifty-four
houses in this location. Of this number
thirty were for F. A. Blundon, six for Collins & Gaddis, three for Bailey & Aiken,
three for B. H. Warner, three for Roland
C. Booth, and three for John M. HenderThey also sold exercise single houses. son. They also sold several single houses for individual owners. In some cases the bouses were disposed of before comple-

New Houses for Takoma Park. A number of handsome houses are in

process of erection in Takoma Park, and the suburb has more the air of a real estate and building boom than it has had for several years. Within a stone's throw of the new school building there are six new houses varying in cost from \$3.500 to \$5,000, either finished or nearing completion, and two or three other plans are under contemplation.

The Takoma Club and Library is erect-

much activity in building and in real estate transfers. A large number of houses are being erected, and work has continued on them throughout the winter with little delay on account of the cold weather. Plans for many other single houses and rows of dwellings are under contemplation.

Mesers Speich & Haislipp are buildtends to improve the property in the near future with two or three residences.

RECENT REALTY SALES. . Representative Rixey Buys a Hand.

some Virginia Country Place. Mr. Alonzo L. Bliss has made several important transactions in realty recently that are attracting attention among the brokers in addition to his purchase

daugh & Shannen are constructing eight two-story houses at First and S Streets, and a similar row at North Capitol and T Streets. F. A. Blundon is finishing five three-story houses at First and W Streets and also six two-story houses on T Street between First and North Capitol Streets.

During the past year Stone & Fairfax, real estate brokers, have sold fifty-four houses in this location. Of this number thirty were for F. A. Blundon, six for Collins & Gaddis, three for Bailey & Alken, three for B. H. Warner, three for Roland

Homes for Colored People. Mr. Bliss has wold to a syndleate a

sixty-acre tract near Hyattsville, adjoining the old Bliss tract, the Schneider place, and the Heurich property. It is un-derstood that the purchasers intend to subdivide the property and sell to colored

Representative John F. Rixey of Virresidence. The property was formerly the William H. Campbell estate. It is close to the old Buil Run battlefield, and Buil Run runs through it for a distance of one mile or more. The estate is almost adjoining the country estate of Robert Portner.

Transfer of E Street Property.

Mr. Louis P. Shoemaker has sold a house on the north side of E Street, between Ninth and Tenth Streets. The property will be remodeled and rearranged for a business building. It has been noted by real estate men that this square of E Street is undergoing a number of improvements for business houses, and it is suggested that E, Like G Street, is likely in the near future to get a large overflow of business houses from F Street. Mr. Shoemaker reports other sales as follows this mouth: Two houses on G Street, between First and Second Streets; two houses on G Street, between Fourth and Fifth Streets; a house on Florida Avenue, between Thirteenth and Fourteenth Streets; house 1341 V Street, Fourteenth Streets; house 1341 V Street and house 2502 M Street, the latter sold of the Astoria flats. He has purchased to Miss Mary G. Carpenter.

A well-built house at a sacrifice—reduced to \$5,500.

A 9-room brick, with all modern conveniences, in the best section of Columbia Heights; side light; convenient to cars; we invite comparison as to locality and price with other houses held at \$8,000 and \$10,000. NEAR DUPONT CIRCLE.

The finest house ever offered in this select locality for the price, \$6,000. Contains 11 rooms, hot water heat, tiled bath, and is in all respects a thoroughly modern house. Other houses in same row have sold for \$7,000. We are able to offer this last one for \$6,000.

AS AN INVESTMENT.

See those eight small houses we are offering for \$7,200. Pay \$68 per month; 10 per cent net; bricks; in perfect repair and never vacant. FOR A MAGNIFICENT HOME.

We can offer you a beautiful house on Mass, ave., west of Dupont Circle, containing 29 rooms and all modern conveniences; suitable for entertaining; price, \$30,000, part cash.

GREAT OPPORTUNITY FOR CAPITALISTS To secure acreage close to District line in Montgomery County, Md., and within close proximity to electric railroad and along the Pallsades of the Potomac This property centains 50 acres, and can be bought at present at a low figure. It lies so that a system of sewerage can be arranged without great cost, and 2 artesian wells on different parts of property would supply sufficient water for at

least 200 houses. Now is the time to secure this land at a very low price. THOS. G. HENSEY, 1300 F Street N.W.

**FOR RENT** 

Two large rooms, north and south lights; heated; 2d floor; 1329 F. Street N.W. Excellently adapted for lawyers' offices, studio, &c.

\$35.00 Per Month.

is modern in every detail; Three large rooms and bath; 3d floor; 1329 F Street N.W. Charm-

is on the corner of an alley, with a lot 18 feet wide; has seven large rooms, modern baths, porcelain tub, stationary washstand, speaking tubes, tiled vestibule, bay window, press brick front, and built by day labor, to stand forever.

House next door sold for \$5.500. This one is just like it, which I offer for \$1,900 less. \$30.00 Per Month.

> Handsome office rooms, 1331 F Street; 3 "en suite;" heat; light and elevator service.

> > ELLERSEN & WEMPLE, 603 14th Street.

Harvard Street, Columbia Heights, Between 9th and 10th Sts. Price only \$3,850. Easy Terms. Same as rent.

Harvard Street, Columbia Heights, Between 9th and 10th Sts. Price only

\$3,850.

Easy Terms. Same as rent,

Open for Inspection.

Only a few of these modern houses on beautiful Columbia Heights left for sale. Inspect and decide today. Tomorrow all may be sold. Remember the location: Harvard St., between Ninth and Tenth Sts., Columbia Heights; Washington's choicest residential section; high, healthy, no malaria; wide streets; convenient to cars, stores, schools, and churches. Two stories; red press brick bay windows; six rooms, bath, cellar, furnace, coal and gas ranges, porcelain bathtub, open nickel plumbing, three cabinet mantels, beautiful gas fixtures, electric-gas lighting, nicely papered

Take either 14th st. or 9th st. cars to Harvard st. My salesmen will be there today.

Eugene E. Gaddis, 4259th St. N. W.

## PETWORTH

**ADDITION TO** WASHINGTON CITY.

The extension of New Hampshire Ave. to this subdivision, with its paved streets already through, and other improvements such as gas, water, and sewers, make it one of the most desirable and prettiest suburbs around Washington. We have lots here ranging from \$500 upward. Will ginia has bought a handsome tract of sell on small cash payment down, balance 1,000 acres, improved by an old colonial monthly payments if desired. Special inmansion, at Manassas, Va., for a country ducements to builders of homes, Will ducements to builders of homes. Will arrange for loans to build at low rates of interest. Call at office for plat and prices.

> WM. H. SAUNDERS & CO., 1407 F STREET N. W.

> > FOR SALE--HOUSES.

1829 Kalorama Avenue northwest, the most desirable house in Washington Heights for the money; a new twelveroom house; three baths; hot water heat and up to date in every respect. I am instructed to offer this house at \$10,500, if taken at once. Open today for inspection.

A new nine-room dwelling at Petworth, D. C., Steam heat, large front, rear and side yard; value, \$6,000. As receiver I can deliver this house at \$4,500.

A beautiful cottage at Fort Myer Heights. Va.: six rooms cost to build \$2,500; ground \$1,000; \$2,000 if purchased

PERCY H. RUSSELL, Real Estate, Loans, and Insurance, 913 G Street. Phone, 2556-2.

For Sale-Houses.

Large brick Stable, 16 stalls, with good bay window brick Dwelling, located centrally, northwest; exceptional oppor-tunity to secure this valuable property at a low price and easy terms.

\$200 cash and \$15 monthly can purchase a handsome 6-room, hay-window brick dwelling; new, with furnace; close

Convenient to Printing Office, north-west; 10-room pressed brick Dwelling; brown stone trimming, with fine stable, \$5,700. One of the best 8-room and bath houses

in Bloomingdale, \$5,300. Columbia Heights, \$500 cash, balance easy, in building association: can buy 7-room bay-window brick with good sanitary stable. Price only \$4,100.

P. J. WALSHE, 620 F Etreet N. W. REAL ESTATE, LOANS AND INSURANCE.

On Kenesaw Avenue, near Thirteenth, 3-story pressed brick dwelling; 10 rooms and bath; steam heat; a. m. i.; 18 feet front; alley in rear; can be bought for

One of the cheapest houses on Columbia Heights; stone front; lot 18x165 to alley; 3-story, 10 rooms and bath; a. m. 1.; price \$7,500. We have several magnificent houses on Capitol Hill, overlooking the Capitol grounds. These houses are heated by steam; large lots; corner properties; in

first-class condition. For price and number see us The cheapent corner house on Columbia Heights; finished in hardwood throughout; handsomely papered and decorated; front and back stairway; 2 baths; 13 rooms; 3 stories; a. m. l.; electric lighting; lot (2x100. It is impossible to buy the lot and build a house for anything like the price at which we will sell it. For num-

ber and nermit to inspect, see us, \$7,000 will buy that 3-story and basement brick dwelling, brown stone trimmings, on Harvard Street, between Thirteenth and Fourteenth Streets. This house is in thorough order, and will be sold for \$1,500 less than any house in this square;

LOUIS D. WINE & CO., 1304 F Street N. W.

FOR SALE, HOUSES.

For Sale-A nice two-story and basement brick, near corner L and New Hampshire Avenue northwest; good order, etc. Price, only \$4.250. For Sale-A handsome three-story and cellar brick dwelling; bay window; all improvements; nine rooms, etc.; near Washington Circle. A bargain. Price,

For Sale-A most desirable home north of Duyont Circle; twelve roomsseven bedrooms; every modern convenience; house 36 feet front, hall in centre. If sold soon, price \$13,000.

FOR EXCHANGE.

For Exchange-Equity in a building lot in northwest, near Connecticut Avenue, 21x140, to wide alley in rear. Will take small income property. Will as sume small incumbrance.

WESCOTT, WILCOX & HIESTON, 1420 F Street N. W.

FOR SALE, HOUSES.

Homes for What You Are Now Paying Rent. \$100 Cash-Balance \$20 Monthly.

\$2,900.

New 2-story, 6 rooms and bath, porcelain tub, brick house, cabinet mantels, large lot to paved alley and half square from cars.

\$3,250.

Handsome buff brick, 6 good large rooms and hath, cellar and every convenience; pantry and large yard. FStreet northeast.

\$3,500.

Corner House, 2 story, facing two good streets, large side porch, 6 rooms and bath; splendid neighborhood and convenient to cars; parking and southern

Send for List of Houses on Easy Terms.

H. R. HOWENSTEIN, 910 G St. N. W.

LOCATED ONE SQUARE NORTH OF "HOLMEAD MANOR," AND EXTENDS FROM 14TH ST. EXTENDED (NOT 14TH ST. ROAD) TO BRIGHT-WOOD AVE.

NEW NATIONAL ROCK CREEK PARK.

WITHIN TWO SQUARES OF THE NEW NATIONAL ROCK CREEK PARK. (2,000 ACRES), GOSTING THE GOVERNMENT TO THE PRESENT TIME OVER \$1,000,000.00, GIVING AMPLE ROOM FOR A PLEASANT COUNTRY DRIVE, HORSEBACK RIDE, ETC. THIS MAGNIFICENT PARK MAKES NORTH COLUMBIA HEIGHTS ESPECIALLY DESIRABLE FROM EITHER A SPECULATIVE OF RESIDENTIAL STANDPOINT, AS THE REFINED AND WEALTHY CLASS ALWAYS RESIDE NEAR THE GREAT PARKS OF THE LARGER CITIES. FOR EXAMPLE, RESIDENCE PROPERTY NEAR THE WORLD-FAMED CENTRAL PARK, IN NEW YORK (WHICH IS ONLY ABOUT ONE-HALF THE SIZE OF ROCK CREEK PARK), HAS A CASH VALUE OF FROM \$10 TO \$50 A SQUARE FOOT.

13th AND 14th STS. AND 16th ST. TO BE EXTENDED.

THIS WEEK THE DISTRICT COMMITTEE TO THE SENATE RECOMMENDED UNANIMOUSLY THE IMMEDIATE OPENING OF 18TH ST. TO BRIGHTWOOD. A BILL WAS ALSO INTRODUCED IN THE SENATE A FEW DAYS AGO TO EXTEND 16TH ST. TO BRIGHTWOOD, AND 18TH ST. TO THE NORTH LINE OF THE SAUL ESTATE (NEAR BRIGHTWOOD). THE ENTIRE RIGHT OF WAY FOR 16TH ST. HAS ALREADY BEEN SECURED, AND ABOUT SO PER CENT FOR 18TH AND 14TH STS. HOW WILL THE EXTENSION OF THESE GREAT TEOR-OUGHFARES AFFECT REAL ESTATE VALUES IN THIS SECTION! HOW WERE VALUES AFFECTED ALONG THESE STREETS WHEN THEY WERE EXTENDED ONLY A FEW YEARS AGO FROM FLA. AV. TO THEIR PRESENT TERMINUS!

BUILDING BOOM. YOU CAN LOOK FOR A BIG BUILDING BOOM ALONG THESE GREAT THOROUGHFARES AS SOON AS THEY ARE EXTENDED. REMEMBER THE BUILDING BOOM ALONG LITH AND LITH STS. IN "OLD COLUMBIA HEIGHTS:" THIS WILL BE A MUCH GREATER BOOM, AS THE CITY HAS JUST COMMENCED TO GROW IN THIS DIRECTION. OBSERVATION WILL ALSO SHOW THAT THE FURTHER OUT 14TH ST. THE CITY EXTENDS THE BETTER ARE THE CLASS OF HOUSES AND THE MORE VALUEBLE THE LOTS. YOU CAN, THEREFORE, EXPECT IN THE FUTURE HIGHER VALUES FOR LOTS IN N°9TH COLUMBIA HEIGHTS THAN IN "OLD COLUMBIA HEIGHTS."

ONLY 150 LO AT 30 TO 35c. ONLY 150 LO AT 30 TO 35C.

THE FACT THAT WE OFFER TO SACRIFICE 150 LOTS AT 20A. TO 23C AND RESERVE THE REMAINING LOTS FOR CITY PRICES (\$1.50 TO \$2.50 A SQUARE FOOT) WILL NATURALLY RAISE THE QUESTION IN THE MINDS OF MANY PERSONS WHY WE DO NOT RESERVE THE ENTIRE SUBDIVISION. FOR "CITY PRICES." AND WHY WOULD WE SELL FOR 20 TO 23C WHEN WE COULD OBTAIN 31.50 TO \$2.50 IN A VERY SHORT TIME? OUR ANSWER IS THAT WE CANNOT WORK MIRACLES; WE CANNOT RAISE THE VALUE OF OUR LOTS TO "CITY PRICES" UNLESS WE INVITE THE CITY TO "SPEAD OUT" OVER OUR PROPERTY BY SELLING A LARGE NUMBER OF LOTS TO PERSONS WHO WILL BUILD BEAUTIFUL HOMES, WHICH WILL, THEREFORE, MAKE THE REMAINING LOTS "CITY LOTS," AND THEREFORE WORTH "CITY PRICES"—\$1.50 TO \$2.50 A SQUARE FOOT.

PRICES, TERMS AND SIZE OF LOTS.

PRICES, 30 TO 35C A SQUARE FOOT,
LOTS 25 TO 100 FEET FRONT BY 75 TO 150 FEET DEEP TO 15-FOOT ALLEY.
TERMS \$50 to \$100 Cash, and \$15 TO \$50 Monthly on Each Lot; Or, One-third Cash, Balance 1, 2, and 3 years, 5 per cent off for Cash.

MONEY LOANED TO BUILD, AT LOWEST RATES OF INTEREST.
CARRIAGE FREE TO SEE THE PROPERTY.
DROP POSTAL, CALL, OR PHONE FOR NEW 16-PAGE ILLUSTRATED BOOKLET, PLAT, ETC.
ONE OF OUR REPRESENTATIVES WILL BE ON THE PROPERTY ALL DAY SUNDAY.

FULTON R. GORDON. 704 14TH ST. N. W.

PHONE, MAIN 508-2.